

APPROVED MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, December 7, 2009

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Pociask, B. Ryan

Alternates present: G. Lewis, Kenneth Rawn, Vera Stearns

Staff Present: Gregory Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:44 p.m. Alternate Lewis was appointed to act to fill the vacancy of a former member.

Zoning Agent's Report:

Hirsch updated progress at the Hall site, noting one trailer body remains. Hall was issued a Zoning Citation for \$150.00.

Hirsch informed the Commission that he is in the process of sending out the biennial Home Occupation renewals and efficiency unit owner occupancy verifications.

Old Business:

1. **By-Laws Review/Revision**

After discussion, Holt MOVED, Hall seconded, to approve the By-Laws with the elimination of the reference to sand and gravel ordinance on page 3, Article VII, Section 2, line 3, and the elimination of the last sentence in Article X, Section 4. MOTION PASSED UNANIMOUSLY.

2. **Committee Assignments**

Holt MOVED, Hall seconded, to appoint Kenneth Rawn to the WINCOG Regional Planning Commission as the alternate representative. MOTION PASSED UNANIMOUSLY.

3. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.**

Item was tabled, awaiting potential comments from the primary property owner.

New Business:

1. **Site Modification Request, Sidewalk and Parking Improvements, Hillel Property, 54 N. Eagleville Rd, File #1289**

Item was tabled pending IWA action.

2. **Proposed Telecommunication Tower, Daleville Rd, Willington**
Padick summarized the proposal and the consensus of the Commission was that no comments were necessary.
3. **11/30/09 Letter from M. Margulies for the American Civil Liberties Union of CT**
Tabled-awaiting response from Town Attorney.
4. **Verbal Update from Director of Planning RE: Proposed Parking Ordinance for 1,2 and 3 Dwelling Unit Rental Properties; Potential Student Residence Ordinance; Definition of Family**
Padick referenced the Staff Discussion Notes from the 10/16/09 Meeting on Student Housing/Quality of Life Issues and a 11/9/09 email regarding notes from Poughkeepsie, NY. He summarized the proposed ordinances stating that the Town Council plans to set a public hearing in January for the Proposed Parking Ordinance. Padick agreed to keep the PZC updated.

Reports of Officers and Committees: Chairman Favretti noted a 12/16/09 Field Trip at 1pm.

Communications and Bills:

Holt MOVED, Hall seconded, to instruct staff to pay the Town Attorney's December 3, 2009 invoice for services provided to the PZC in the amount of \$1,395.00. MOTION PASSED UNANIMOUSLY.

Adjournment: 8:22 p.m.

Respectfully submitted, Katherine K. Holt, Secretary